



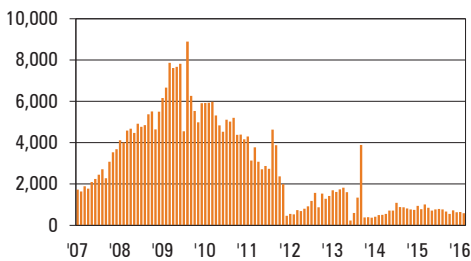
APRIL 2016

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

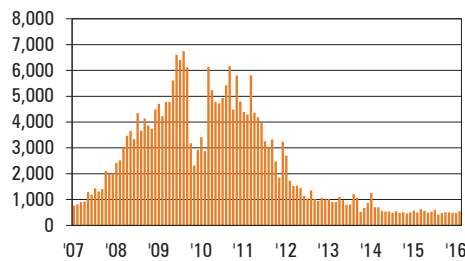
KEY TRENDS

- Foreclosure starts in the City of Las Vegas (the "City") declined 12.2 percent month-to-month in February 2016, falling from 189 to 166. Compared to a year ago, foreclosure starts decreased 31.1 percent, declining from 241. In the past 12 months, there have been 2,631 notices of default reported in the City, down a modest 2.3 percent from the 2,694 reported in the prior 12-month period.
- Trustee deeds (foreclosures) in the City decreased 3.8 percent month-to-month but increased 10.9 percent year-over-year in February 2016 to 102 foreclosures. Despite recent gains, the 1,309 foreclosures reported in the past 12 months remain down 12.9 percent from the prior year.
- In February 2016, the median price of a resale home increased 9.0 percent year-over-year to \$189,995. The number of existing home closings increased 11.2 percent annually to 3,244 during the same month. In addition, effective inventory dropped to 3.5 months, which is a decrease of 10.7 percent compared to the prior year.

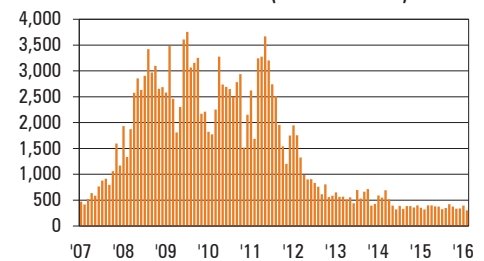
CLARK COUNTY
Notices of Default



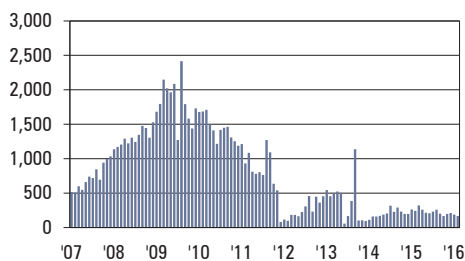
CLARK COUNTY
Notices of Trustee Sale



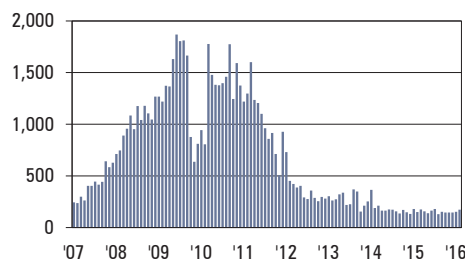
CLARK COUNTY
Trustee Deeds (Foreclosures)



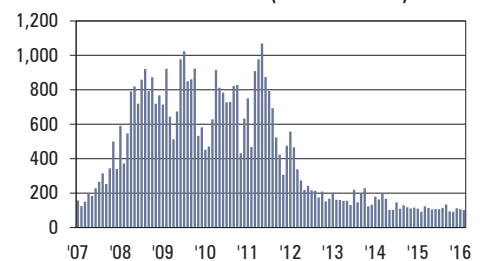
CITY OF LAS VEGAS
Notices of Default



CITY OF LAS VEGAS
Notices of Trustee Sale



CITY OF LAS VEGAS
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units ¹	Notices of Default ²			Notices of Trustee Sale ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,962	35	397	17	27	282	12	9	211	9
City of Las Vegas - Ward 2	34,378	17	408	12	31	259	8	13	169	5
City of Las Vegas - Ward 3	21,861	21	331	15	22	259	12	15	173	8
City of Las Vegas - Ward 4	39,699	33	447	11	26	330	8	20	234	6
City of Las Vegas - Ward 5	23,415	30	367	16	18	244	10	15	203	9
City of Las Vegas - Ward 6	46,338	30	681	15	50	482	10	30	319	7
CITY OF LAS VEGAS TOTAL	189,653	166	2,631	14	174	1,856	10	102	1,309	7
Balance of Clark County	479,294	423	6,109	13	371	4,368	9	200	3,085	6
CLARK COUNTY TOTAL	668,947	589	8,740	13	545	6,224	9	302	4,394	7

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.